

VIEWS AND DESCRIPTIONS

OF

Burlington & Missouri River Railroad

LANDS,

WITH

IMPORTANT INFORMATION

CONCERNING

WHERE AND HOW TO SELECT AND PURCHASE FARMS

—IN—

IOWA AND NEBRASKA,

ON TEN YEARS' CREDIT.



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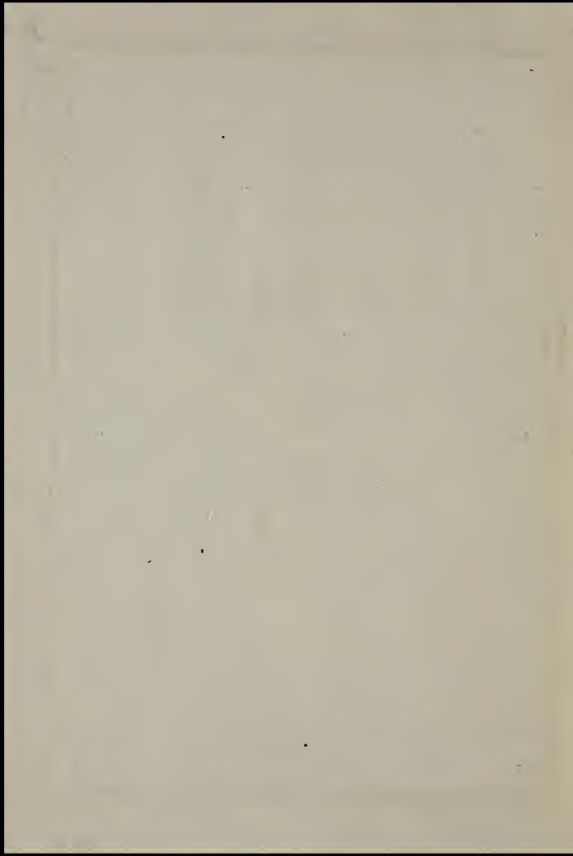
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1074
ISSUED BY THE

LAND DEPARTMENT OF THE BURLINGTON & MO. RIVER RAILROAD CO.,
BURLINGTON, IOWA, AND LINCOLN, NEB.





THE prime object of this publication is to present truthful illustrations of that rich and beautiful section of country traversed by the **Burlington & Missouri River Railroad**, and to give, in connection with them, such reliable information concerning the lands along the **BURLINGTON ROUTE**, now offered for sale by this Company, as will satisfy all the inquiries which an intelligent person would make, in anticipation of removing thence to find his future home and fortune.

It will be found worthy of careful examination.

"I hear the tread of pioneers
Of nations yet to be ;
The first low wash of waves where soon
Shall roll a human sea.

The rudiments of empire here
Are plastic yet and warm ;
The chaos of a mighty world
Is rounding into form.

[WHITTIER.]



VIEWS

OF

Burlington & Missouri River Railroad Lands

IN NEBRASKA.

IN the Views here presented, the characteristics of the country are fully indicated. There is an appearance of sameness, but the reason is that they are truthful.

He who has seen one landscape in this region may learn that he can find others as good for the farmer, and bearing similar features. "There are as good fish in the sea as ever were caught," and as good farms in the west as ever were bought.

In all the pictures the lines of trees indicate the hidden channels of water-courses. The timber is taller than it looks, because much of it grows beneath the top of the banks. The first settlers planted themselves among the trees along the streams, but the uplands have proved as productive as river bottoms, and in wet seasons more so. Those swells between stream and stream are termed "divides," because they divide the course of surface-water. Wells are sunk so easily that professional experts in boring seldom fail to reach water in a single day. Wherever prairie fires are kept out by fire-breaks, timber flourishes. Set out walking-sticks, and in a dozen years your outstretched arms cannot encircle one of them.

The pictures speak for themselves, yet a word of explanation may not be amiss.

All the localities are rolling prairie—a lay of the land which, besides yielding those undulating landscapes that artists love to paint, and all eyes to linger on, renders swamps rare, and agues too.

ARTESIAN SALT WELL, SALT BASIN, AND PRAIRIE.

No. 1—Shows the road, which is merely a track worn in the grass by the wagons of way-farers. Natural highways, carriageable, though not "made by hands," are common. But bridges are a necessity, as over sloughs like that on the right of the view, and back of the Salt Lake. Such canyon-like water-channels will be noticed in other pictures, cut deep in the mellow soil, and sometimes among quarries.

The wagons on the left, called in western parlance, "*Prairie Schooners*," show the style of sailing over those wide extended plains which the Germans expressively term *Land-Seas*. Nebraska prairies, however, usually roll up between water-courses, in divides, higher than any ocean billows ever rise. If the trees studding the streams were away, the way-farers would be said to be "out of sight of land."

A brace of emigrant wagons travel very independently. Each contains every article of prime necessity for a family—bedding, food, a stove, an axe to cut fuel, a shovel to smooth down the passage to streams, a gun for game, &c. Each helps the other in emergencies. Both teams are hitched to one wagon at a time in crossing difficult fords. Usually, also, though we do not see them in this picture, each canvas-topped wagon is accompanied by led horses for a relay, and by cows that yield milk.

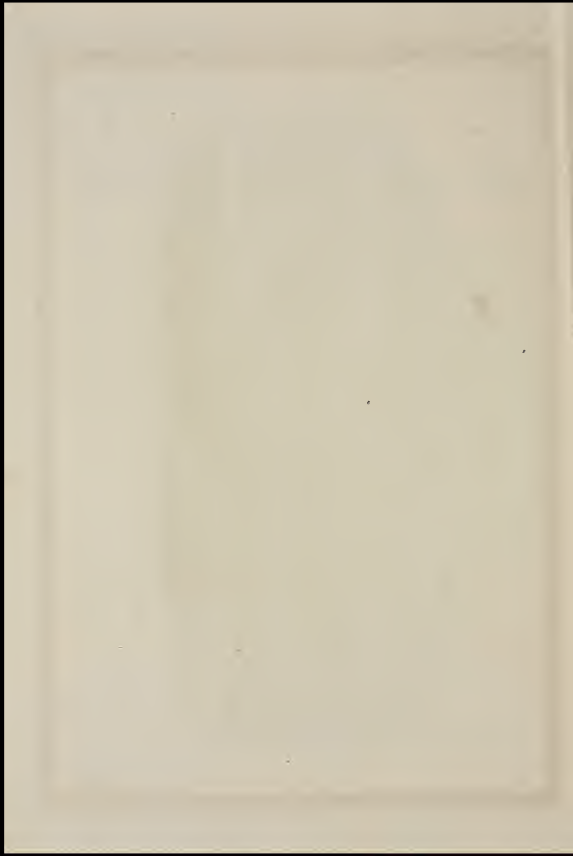
The house on the right of the road shows the kind of location preferred by pioneers, namely: beside a tree-fringed stream, because wood and water are there close at hand and ready for use.



ARTESIAN SALT-WELL, SALT BASIN AND PRAIRIE, WEST OF LINCOLN, NEB.

1

THE NEWSPAPER
LITHOGRAPH



MILLIONS OF ACRES

—OF—

IOWA AND NEBRASKA LANDS


FOR SALE BY THE

BURLINGTON & MISSOURI RIVER R. R. CO.,

On 10 Years' Credit at 6 per Cent. Interest.

LOW PRICES!

Only ONE-NINTH of Principal due annually, beginning two years after purchase.

 **PRODUCTS** will pay for **LAND** and Improvements long before the expiration of our 10 Years' Credit. The industrious can soon pay for a good Farm and Home.

LAND EXPLORING TICKETS

Sold, and Cost allowed in first payment on Land Bought in 30 days from date of Ticket.

This gives our
LAND BUYERS




A FREE PASS

in the State where the
Land bought is located.

OUR TERMS ARE BETTER THAN TO PRE-EMPT U. S. LANDS AT \$2.50 PER ACRE.

CIRCULARS

dividuals to emigrate West.  Send for them.

Giving full particulars, are supplied gratis for distribution in organizing colonies and to induce in-

FREE ROOMS for FAMILIES and OTHERS

To Board themselves a reasonable time, are provided at Burlington and Lincoln.



A SECTIONAL MAP showing exact location of IOWA LANDS is sold for 30 CENTS, and a SIMILAR MAP of NEBRASKA LANDS for 30 CENTS.

Address **GEORGE S. HARRIS**, Land Commissioner,
BURLINGTON & MISSOURI RIVER RAILROAD COMPANY,
For IOWA LANDS, at Burlington, Iowa; and NEBRASKA LANDS at Lincoln, Neb.

SALT BASIN AND SALT WORKS AT LINCOLN.

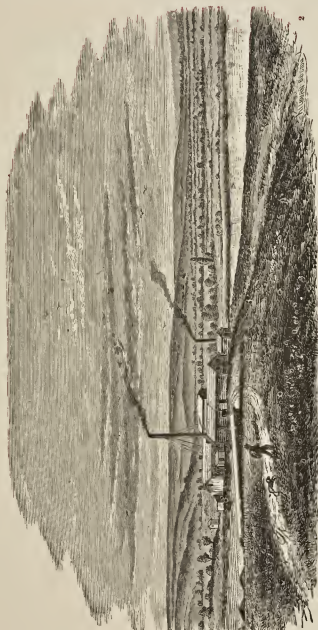
No. 2—Observe on the right the salt spring—saltier than the ocean—ebbing and flowing like it, and forming the source of Salt Creek, which is already utilized for miles, and still salt, when, after flowing thirty miles, it empties into the Platte river. On the left are some of the vats in which salt is now manufactured by solar evaporation, and will be soon on a much larger scale.

This Saline—known as the Great American Salt Basin—was long ago famous. The earliest squatters used to come from long distances and fill their wagons with the saline incrustations, which, under the evaporation of summer suns, harden at the water's edge. Thus, by a little boiling and refining, they obtained salt for their families and cattle.

In looking at this landscape our backs are towards Lincoln—otherwise we should see about six thousand people living, where five years ago there were not half a dozen houses. The Capitol, University, Penitentiary and Insane Asylum, as well as six good hotels, lots of others, and a dozen business blocks, would seem to belong to a town a century old. In April, 1872, more than fifty places of business were counted, fronting on the public square. In the center of that square an Artesian well was just beginning to be bored. Such a well, sunk about two miles distant, before reaching a depth of four hundred feet, yielded a perennial stream spouting up many feet into the air, and there is, accordingly, reason to hope that Lincoln will soon rejoice in a similar fountain springing up into everlasting life—music to the ear, and dropping diamonds to the eye—the mother of health, coolness, cleanliness, and safety from fire.

The growth of Lincoln, though marvelous, is no mystery. The two square miles where it stands, bought of the United States for \$1,600, were given to the State of Nebraska as the seat of its Capital by neighboring land-owners. Directly after the Capital was fixed they were sold, in part, for well nigh half a million dollars. The money erected the Capitol, Insane Asylum, State University, &c. Hotels, banks, stores, shops, churches, school houses and dwellings, sprang up simultaneously.

As migration rolled on west, Lincoln became and remains, and will for some time, the *last* best place where men hearing civilization still westward can make up their outfits, or send back for such supplies as they have neglected to take. Moreover, the business places further west will naturally be branches from central establishments in Lincoln. The growth of Lincoln is natural and healthy.



SALT BASIN AND SALT WORKS, AT LINCOLN, NEB.

THE NEW
CHICAGO
ART. 1000

THESE IOWA AND NEBRASKA LANDS

ARE located principally in the southwesterly part of Iowa and the southerly portion of Nebraska, along the Platte, Big Blue and other valleys. They are not exceeded in fertility, beauty and all the attractions and advantages of locality and soil, which are essential in the estimation of farmers, by any region in the world; while trade, manufactures, arts, science and all the attendants of refinement and luxury, which enterprise can introduce and thrift maintain, are following rapidly the march of settlement.

The Railroad lands already sold have been wonderfully improved, and the increase in their value is large—in many cases almost incredible.

Much equally good lands remain unsold, can be purchased at low rates, on the same easy terms of payment, and with equally good prospects of steady and large increase in value.

The soil of this region is of exuberant fertility, and easily cultivated; the climate is healthful, winters short and mild, with very little snow, the stock subsisting principally out of doors, and feeding upon the dried grasses of the prairies, in preference to hay. Crops are large, markets good, taxes low, and education is free to all.

All branches of industry are in request, and capital, labor, ability and energy will find reward all along the line.

The Burlington & Missouri River Railroad was completed to Lincoln, Neb., in July, 1870. Its lands in both States came into market in April of that year.

At the end of two years from that time, April 30, 1872, the sales had been:

In Iowa.....	166,215	Acres for	\$1,950,738 41
In Nebraska.....	207,977	" "	\$1,771,333 72
Total.....	374,192	" "	\$3,722,072 13

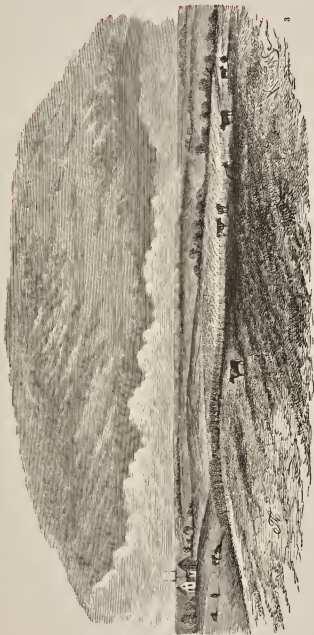
Nearly all these sales are made to actual settlers, on a credit of ten years, at six per cent. interest.

PRAIRIE, CORN-FIELD AND CATTLE.

No. 3—Shows the secret of Lincoln's growth, namely: a thriving back country dependent on it for lumber and other supplies, while yielding to it corn and cattle. The artist should have put in more cattle, and a herdsman with his pony and dog to keep the stock out of the unfenced field—then it would have been a better representative sketch of Nebraska stock-raising.

It has often been proved to be cheaper to fence cattle *in* than *out*—or to fence cattle with dogs and boys, by day, and corrals by night, than to fence stock by sawed boards and live hedges. It was shown some years ago, in a report to the Legislature of Illinois, that fences in that State had cost more than houses. Yet change is difficult. A new country is the place to realize a new idea. Hence, Nebraska is the first State to fence cattle *in* instead of *out*, on a grand scale. The experiment is carried out by the "Herd-Law," which makes every man liable for the damage done by his cattle, even in unfenced fields, and allows the cattle to be seized as security for indemnity.

Fencing cattle *in* reminds us of the Irishman who, when asked how he used his mosquito-bar, said he left it open and lay down inside till the pesky little beasts had all rushed in, and then slipping slyly out, clapped it too, and slept unmolested on the floor. Nevertheless, Nebraskians declare that their herd-law works well. If it did not, they would repeal it.



PRAIRIE, CORN-FIELD AND CATTLE, SIX MILES WEST OF LINCOLN, NEB.



HOW IS A BUYER TO SELECT LANDS?

ALL the lands the Railroad Company offer for sale, have been thoroughly explored and examined, and in the offices of the Land Commissioner, at Burlington, Iowa, and at Lincoln, Neb., are elaborate and carefully prepared plans and descriptions of every lot, which are freely open to the inspection of all inquirers, with explanations by experienced men, in the offices, who are personally familiar with the lands.

After obtaining, at one or the other of these offices, all needed information to direct him on his way, the person in pursuit of land generally finds it convenient to go directly to some one of our local agents, who are to be found at various points along the line.

These agents are reliable men, thoroughly familiar with all the lands in their vicinity, and will cheerfully afford all reasonable aid in selecting and examining the lands for sale.

They are also authorized to receive applications for the lands selected, and to prepare and execute the preliminary papers necessary to consummate the purchase and secure the lands selected.

Subsequent payments are to be made, for Iowa lands, at Burlington, and for Nebraska lands, at Lincoln, but this may all be easily arranged by correspondence, and with the utmost safety to purchasers,—our system being extremely simple and perfectly intelligible to all.

In order to pre-empt Government or Homestead lands, it is needful to settle on the land immediately, or within six months; on Railroad lands more time and accommodation can be had.

SOD HOUSE AND PRAIRIE, WITH CATTLE.

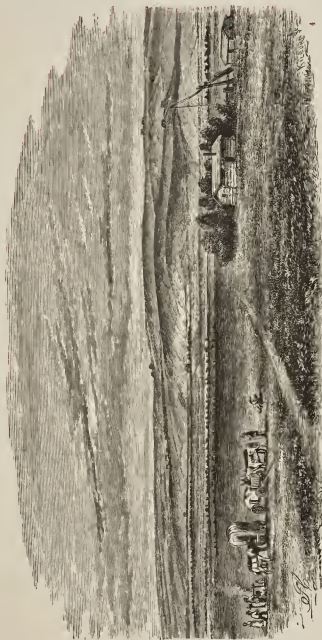
No. 4—This view is less characteristic than some others. The New England well-sweep, though really near Waverly, is not the common Nebraska style. The "sod-house" in the title of the view, must be the one on the extreme right. The one in the foreground seems to be of logs. Again, emigrants, to avoid the wind, usually build their fires in a hole cut through the green-sward, and hang their kettles on a bar stretched from sod to sod, unless their fuel is *buffalo chips*.

The "movers" in the picture must be bound far west, for Waverly lies a dozen miles east of Lincoln, and where the public land has already been taken up. But Railroad lands may still be bought in that vicinity. Close scrutiny will show not only the hamlet of Waverly in the middle view, and timber along Salt Creek, but isolated farm houses dotting the landscape everywhere.

The girl picking a bouquet is busied as every girl would be when free on a prairie flower-bed. The *Flora* indeed has many beautiful varieties of interest. Land-buyers love best a flower of no great beauty, called the "*Devil's Shoe-String*," because it is a sign of good land. Its roots go deep in a mellow, rich soil, where only it is found. The *Cineraria* or *ashes flower*, so-called from its color, is an excellent foil, in its sombre hues, to set off the blue, gold and scarlet tints around it. But nothing among the gems of the prairie is so curious as the *compass-flower*, which has guided many a wanderer over the sea of land as the compass guides the mariner.

Well says Longfellow in *Evangeline* :

Look at yon way-side flower, as it lifts its head to the breezes ;
See how its leaves all point to the North, as true as the magnet.
It is the compass-flower, which the finger of God has suspended
Here on its stalwart stalk, to direct the traveler's journey
Over the limitless, pathless waste of the desert.



SOD HOUSE AND PRAIRIE, WITH CATTLE, NEAR WAVERLY, NEB.



PRICES OF LAND.



OR most inquirers it is sufficient to state that the prices of Railroad lands are low, ranging generally in Iowa, from \$5 00 to \$16 00 per acre, and in Nebraska from \$4 00 to \$12 00 per acre, with some less and some more.

They vary according to soil, location, water supply, timber and other advantages, in precisely the same manner as do other lands.

All these peculiarities of every lot offered for sale, may be learned at the office of the Land Commissioner, or of any of the local agents along the line; but every man will, of course, examine in person the land he expects to cultivate, and the locality where is to be his future home, and for this every facility is offered.

We do not select lands for any one. The only sure and satisfactory course for purchasers is to come and see for themselves.

It is quite impracticable to prepare and send out lists of prices, but the following will show about the quantity of land and *general range of prices* in each County, in each State:

IN IOWA.

	ACRES.	PRICE PER ACRE.
Fremont.....	about 13,000.....	\$10 00 to \$18 00
Mills.....	" 17,000.....	11 00 " 25 00
Pottawattamie.....	" 9,000.....	7 00 " 16 00
Page.....	" 15,000.....	8 00 " 23 00
Montgomery.....	" 35,000.....	8 00 " 30 00
Taylor.....	" 12,000.....	7 00 " 17 00
Adams.....	" 23,000.....	6 00 " 18 00
Cass.....	" 11,000.....	7 00 " 30 00
Union.....	" 12,000.....	6 00 " 19 00
Clark.....	" 9,000.....	6 00 " 18 00
Lucas.....	" 10,000.....	5 00 " 15 00
Monroe.....	" 10,000.....	5 00 " 13 00
Madison.....	" 3,000.....	5 00 " 12 00
Ringgold.....	" 4,000.....	5 00 " 12 00
Adair.....	" 2,500.....	7 00 " 14 00

A few tracts near important Railroad stations are of greater value than indicated above.

IN NEBRASKA.

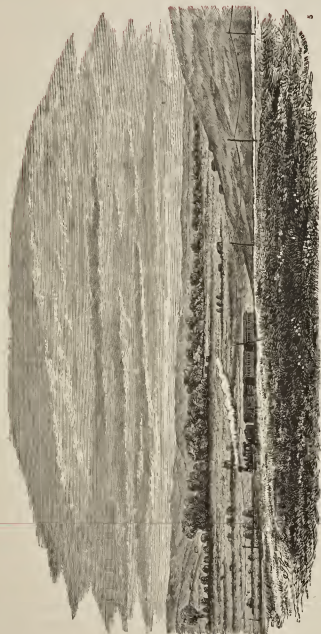
	ACRES.	PRICE PER ACRE.
Lancaster.....	about 140,000.....	\$4 00 to \$30 00
Cass.....	" 37,000.....	8 00 " 12 00
Saline.....	" 105,000.....	4 00 " 18 00
Gage.....	" 30,000.....	5 00 " 9 00
Otoe.....	" 12,000.....	7 00 " 10 00
Seward.....	" 130,000.....	4 00 " 10 00
Jefferson.....	" 30,000.....	5 00 " 8 00
Saunders.....	" 28,000.....	3 00 " 8 00
Fillmore.....	" 117,000.....	5 00 " 11 00
York.....	" 140,000.....	4 00 " 10 00
Polk.....	" 3,000.....	4 00 " 6 00
Clay.....	" 90,000.....	4 00 " 10 00
Nuckolls.....	" 6,000.....	4 00 " 9 00
Adams.....	" 55,000.....	2 00 " 8 00
Hamilton.....	" 30,000.....	4 00 " 8 00
Kearney.....	" 37,000.....	2 00 " 6 00

The average price of all our farm lands in Nebraska is a little less than \$8 00 per acre.

LOOKING DOWN THE BIG BLUE.

No. 5—Eminently representative in all features, the luxuriant vegetation in the foreground, the Big Blue bottom in the centre, the swelling upland on the right and the river on the left, tree-skirted, and with waters flowing too deep to be visible. Less than a year ago the locomotive first swept along there, but it has already started villages for a hundred miles further west. This view, sketched before the construction of the Southwestern Branch Railroad down the Big Blue from Crete to Beatrice, thirty-one miles, fails to show the actual progress in this beautiful and rich valley.

The Beatrice Branch was completed near the end of the year 1871, and so was the best of Christmas gifts to that village, which had long sat isolated, watching for the pioneer locomotive. This branch will grow southward, striking through the Otoe reservation; for, as those Indians become more civilized, they will petition Congress to abolish their tribal organization, as some Wisconsin tribes did last year. By this route Central Nebraska must ere long be brought near to southern markets for both exports and imports. It already has its choice between eastern and western. The artist has drawn the telegraph wires as if they were cables. He meant that we should be sure to see them, and to mark how they and railroads go everywhere hand in hand, each without the other no more than half itself.



LOOKING DOWN THE BIG BLUE (WEST SIDE) FROM CRETE, NEB.




TERMS OF SALE.

THE purchaser can pay cash, or divide the amount into three equal parts, paying one-third down, one-third in one year, and one-third in two years, with interest at ten per cent. annually, or he can have TEN YEARS' time in which to make up the sum by small annual payments at six per cent. interest.

Most buy on this latter plan of ten years' credit, in which case the purchaser pays at the outset, one year's interest, at *six per cent.*, on the value of his land; at the end of a year he makes another similar payment of six per cent. only.

At the end of the second year he makes payment of one-ninth part of the principal of the purchase money and one year's interest, at six per cent., on the remainder, and the same at the end of each successive year thereafter, until all has been paid.

If he chooses to pay cash down, or one-third cash and the balance in one and two years, with interest, at ten per cent. annually, he is allowed an outright discount of 20 per cent. or one-fifth from the ten-year price of the land.

 Better terms than these have never been offered to purchasers of land, and probably never will be.

Parties who purchase for Cash, receive a Certificate of Purchase, and a Warranty Deed as soon as it can be executed.

If purchased either on Short Credit or Long Credit, a Contract or a Bond for a Deed is executed, and, so soon as all the payments are made, a Warranty Deed, free from any incumbrance, is given, precisely as in the case of land purchased for cash down.

No abstract of title is necessary, as it is well known that the lands were granted directly to the Railroad Company, by the United States.

It is expected that those who are accommodated on Long Credit, will have improved at least three-tenths of the land bought, within three years from the date of purchase; but of those who buy for Cash, or on Short Credit, no requirement of this character is made.

AT CRETE, NEBRASKA.

No. 6—In this view the four clumps of trees are on the winding banks of the Big Blue. In the center is an Academy—the corner stone of which was laid in June, 1871, by a delegation from the Congregational Convention, then sitting in Lincoln, and who came out to Crete in the first passenger train thither. On the left, the farthest roof indicates the residence of Col. Doane, railroad superintendent, &c. The village, which has a hundred houses, mills, newspaper, &c., as well as two railroads, being the junction of the B. & M. with the Beatrice road, lies so far to the right that we cannot see it.

Though the birth of Crete may be said to date from 1871, it is already quite an important distributing point for lumber, coal, and other staple supplies. It is a sort of western outpost of Lincoln. The stations westward from it are named alphabetically, a mnemonic aid. Following Crete, which begins with the letter C, they are Dorchester, Exeter, Fairmont, Grafton, Harvard, Inland, Juniata, Lowell and Kearney.

The prairie where Crete stands had been plowed up for a farm the year before the town was laid out. The next June the vacant lots looked like a nursery of forest trees. Seeds of various trees, brought on the wings of the wind and self-sown among the black furrows, had sent up innumerable tall saplings.



AT CRETE, NEBRASKA.



LONG AND SHORT CREDIT,

AND

CASH SALES COMPARED AND EXPLAINED.

THE B. & M. R. R. Co. sell Prairie Land on a Long Credit of ten years, with six per cent. interest, and sell Prairie and Timber Lands on a Short Credit of two years, with ten per cent. interest on balance unpaid, or they will sell land for Cash, or for the Land Bonds of the Company at par, if paid in full at date of purchase.

The Short Credit or Cash price is twenty per cent. less than the Long Credit price. To make the results of these different plans of sale perfectly plain, let the following examples be considered:

SHORT CREDIT.

Say that forty acres of land is bought on our Short Credit of two years, at \$8 per acre—40 by 8, equal to \$320, payable as follows:

March 1, 1872,	$\frac{1}{3}$ of principal,	\$106 67	.....	\$106 67	
" 1873,	"	106 67 Interest 10 per cent.	.....	\$21 34	128 01
" 1874,	"	106 66 " 10 " "	.....	10 66	117 32
Totals,.....				\$32 00	\$352 00

LONG CREDIT.

Say the same 40 acres at \$10 per acre, equal to \$400, are bought on Long Credit at ten years, on March 1st, 1872. The payments will be payable thus:

	Interest.	Amount.
March 1, 1872, pays 6 per cent. interest on \$400.....	\$24 00	\$24 00
" 1873, pays 6 per cent. as before, on \$400.....	\$24 00	\$24 00

Thence one-ninth of principal, as follows:

March 1, 1874.....	\$44 44	\$21 34	\$65 78
" 1875.....	44 45	18 67	63 12
" 1876.....	44 44	16 00	60 44
" 1877.....	44 45	13 33	57 78
" 1878.....	44 44	10 67	55 11
" 1879.....	44 45	8 00	52 45
" 1880.....	44 44	5 33	49 77
" 1881.....	44 45	2 66	47 11
" 1882.....	44 44	.....	44 44
		\$400 00	\$554 00

CASH.

The same 40 acres can be bought at \$8 per acre, equal to \$320, for Cash, or the Land Bonds of the Company at par, if paid in full at date of purchase.

After buying on Long Credit, you can pay any part of the principal you choose before it is due, and thus "stop interest."

AT CRETE, NEBRASKA,

LOOKING UP THE BIG BLUE VALLEY:

No. 7—“*Near Crete*” again, but no Crete. It reminds one of a picture of the Israelites crossing the Red Sea, which was all one dead wall of Spanish brown. When the painter was asked, “Where are the Children of Israel?” he answered, “They have all gone over.” And when asked again, “Where are the Egyptians?” his answer was, “Why, they are all drowned.” But Crete has neither gone over nor under; nor yet, in Western parlance, GONE UP. Its buildings show that both brick and stone must be at hand. But no village can be so beautiful as the “corn-ocean” in the foreground, rising in two billows and sinking with a trough of sea between them.

The corn-fields of Crete will soon rival those of David Rankin, near Burlington, covering three thousand acres. His harvest—though he hires everybody who can pick an ear of corn, all through the winter, and into some fields turns cattle and hogs together,—lasts on through spring even until plowing-time arrives. He has sometimes pickled corn, and planted the self-same kernels on the self-same day.

The houses in this picture, standing two and two, indicate that the pioneers came two and two, like apostles or Jesuits. A still larger co-operation has now been found expedient, and hence is becoming common. Four men will buy a section—each man one-fourth as his own individual and separate property. They build, each his own house, where their lots corner. They sink one well—which is equally convenient for all—and *quarter* the expense; each buys one costly implement, which suffices for all. In many other ways they go in “cahoot” to save and share outlay, which would otherwise be needful.



AT CRETE, NEB., LOOKING UP THE BIG BLUE VALLEY.



ADVANTAGES OF LONG CREDIT.

YOUR ten years' credit is practically a loan of so much money.

Such a credit is granted by the B. & M. R. R. Co., not to stimulate speculation, but to attract real settlers to fill up the country.

It gives the man of limited means an equal chance with men of property, and helps him to compete with such men.

The Railroad Company require of the purchaser no other security than the land sold. That is ample for us.

Enterprising men can secure farms and homes by our Long Credit terms, greatly to their advantage.

Before the ten years of credit expire the farm can be paid for from the productions of the land. Improvements can also be made and the family supported.

Let a man be of the right stamp, a good manager and worker, and he cannot fail of success.

He should have a few hundred dollars to start with, sufficient to meet the expense of putting up at first, a low-cost house, to purchase a pair of horses, a wagon, cow, pigs, tools, etc., and such outfit as is needful for a beginner and his family.

Of sales thus far—amounting to more than \$3,500,000—by far the greatest portion have been made on ten years' credit, though lands are offered twenty per cent. cheaper either for cash or on two years' time. Buyers spend their money in breaking prairie, stocking farms, and building houses.

Long credit is to them equivalent to a loan at low interest.

Before each installment becomes due, their land will have produced more than enough to pay it.

In case of unexpected reverses or disappointments, a reasonable indulgence can always be obtained by making a frank and honest statement of facts. The Railroad Company is able to wait. It is better to have such a creditor than to be in the hands of an individual who, even if disposed, may not have the ability to accommodate, or whose death may force the collection of his dues.

No speculator can be so much interested as the R. R. Co. is in the prosperity of the settlers along its line. It grows with their growth, and strengthens with their strength. Local traffic is its life. It cannot afford to cut down a tree in order to get its fruit for once.

Many Railroad lands may be bought at \$4.00 an acre, more at \$5.00. Say that 160 acres are bought at \$4.00 an acre, with ten years' credit, on March 1st, 1872. The installments will be payable as follows, at the Land Commissioner's office in Burlington, for Iowa lands, and in Lincoln, for Nebraska lands, and money can be sent, free of charge, from any station on our line:

	Interest.	Amount.
March 1, 1872, 6 per cent. on \$640 00.....	\$38 40	\$38 40
" 1873, 6 per cent. on \$640 00.....	38 40	38 40
" 1874 .....\$71 12	34 12	105 24
" 1875 .....71 11	29 87	100 98
" 1876 .....71 11	25 60	96 71
" 1877 .....71 11	21 33	92 44
" 1878 .....71 11	17 07	88 18
" 1879 .....71 11	12 81	83 92
" 1880 .....71 11	8 53	79 64
" 1881 .....71 11	4 27	75 38
" 1882 .....71 11	.....	71 11
TOTAL,	\$640 00	\$230 40
		\$870 40

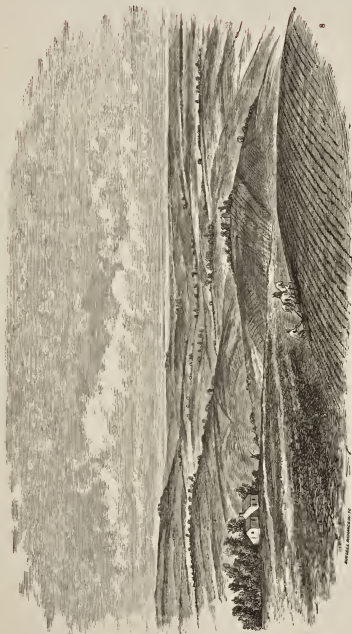
PRAIRIE, TEN MILES EAST FROM LINCOLN.

No. 8—A life-like presentation of a farmer breaking new prairie. The sods turn such a somersault that they lie flat as a plank walk, and black as a pitch pavement. Some plowmen prefer to see them *kink*. The wave of the prairie, sweeping off in more billows than we can count, is true to nature.

Corn is dropped and covered by every third furrow, or in holes made with an ax or spade in the turned sod, or in harrowed soil, with a corn planter.

The harvest thus obtained, without any further care or labor, depends upon the character of the season. With plenty of rain, over forty bushels per acre are realized. A drouth, of course, insures a failure to a "sod crop" of corn, for only about two inches of the sod is usually turned over. Such shallow first-plowing is deemed expedient for rapid and sure rotting of the sod, so it can be cross-plowed the next spring. It is claimed by some that turning sod under six inches, is best for a sure crop. Both plans are and are not successful. If "sod corn" fails, the plowing for it is not lost. Winter wheat will give it another chance to produce. On old ground, as a general rule, corn never fails in Nebraska. Gen. R. R. Livingston has resided in the State thirteen years, and says that he has never known it to fail for corn within this time, though some years are much better than others, still a fair remunerating crop has been harvested. A. Dryo, editor of the *Nebraska Farmer*, published at Lincoln, has resided in Nebraska seventeen years, and says he has never known a full failure of corn, under proper culture, in any season within this time. Sometimes it is too wet or too dry. Our seasons are not universally perfect if our soils are, or nearly so. No crop is better known in all new settlements than "sod corn," and no word is better understood. But the word was not understood by an English editor, so he printed it as *seed corn*, having an idea, perhaps, that the pioneer on the first year instead of raising enough to feed his family and cattle through the winter, could only raise corn enough to serve for *seed*! A blunder second only to that which a young poetess lamented, saying:

"When I sang of the freshness of newly blown roses,
The stupid fools printed it as newly blown *noises*."



PRAIRIE, TEN MILES EAST FROM LINCOLN, NEB.

W. H. R. 1870



IOWA:

THE HAWK-EYE STATE.

WHERE AND WHAT IS IOWA?

THE STATE OF IOWA is shaped like a brick, or an oblong block. From east to west it is three hundred miles long, and two hundred from north to south. Its area is 55,045 square miles.

The latitude of the southern boundary, dividing it from Missouri, is nearly identical with that of New York City, and the northern line, where it joins Minnesota, is one degree and a half north of Chicago.

It lies between the Mississippi and the Missouri, the two longest of North American rivers, and it stretches along each well-nigh midway between its mouth and the head of navigation. These rivers drain almost half (1,785,267 square miles) the territory of the United States.

On the east, Iowa corresponds to the best parts of Illinois and Wisconsin; on the west, it borders upon Nebraska and Southern Dakota.

Until 1833 this region was the hunting ground of Indians, visited only by fur traders and lead hunters.

She was admitted into the Union in 1846. The first agricultural settlers founded Burlington in 1833, but Indian sovereignty did not come to an end until 1851.

The wheat crop of 1870 was 24,000,000 bushels, Indian corn, 72,000,000, and other crops abundant. Manufactures also amounted to many millions of dollars.

Iowa has a State debt of only \$300,000, which is an average of only twenty-five cents to each inhabitant, while that of the United States is \$58 to each person, and that of Great Britain is \$127 to each person. The taxable property of this State exceeds \$300,000,000, and the rate of taxation in 1870 was only two mills.

No State in the Union has made so rapid progress during the last ten years, as this, either in population, railroad, agricultural or other improvements, and none has a better prospect for the future.

VALLEY OF THE BIG BLUE, SOUTH OF SEWARD.

No. 9—Fishermen on the river bank and its wooded meanders. The herders with their herds may be on their way from Texas to Schuyler—though that sort of droves will in future be intercepted by the B. & M. R. R. and taken on its cars before reaching Seward.

The trees in the foreground mark the course of Lincoln Creek, just west of its junction with the Big Blue River, the splendid valley of which extends a hundred miles south of this point. Of all the South Platte valleys, though many of them are hard to match in soil, aspect, crops, facility of getting supplies and disposing of products, adaptations to stock raising and prospects of growth, no one surpasses the Big Blue. So thought James H. Harris, brother of our Land Commissioner, an old Californian, and the owner of the 640 acres on which the horsemen and cattle are seen in this view. Poor old bachelor, his beautiful farm and home should have an angel, but it is probable that he would prefer a good wife.

The houses in this picture seem to be such as many pioneers first build, measuring about 12 by 16 feet, requiring, ordinarily, two loads of lumber, and costing not far from seventy dollars. Many a homesteader, pre-emptor or buyer of Railroad land on ten years' credit, have we seen in such a dwelling, often with wife and wee ones, all full of heart and hope; happier than King or Pope, already independent, sure of a house larger, cooler, warmer, and of every needed comfort. Luxuries will have for them a zest undreamed of by him who has not had his appetite sharpened for delicacies by earning them with toil and self-denial.



VALLEY OF THE BIG BLUE, SOUTH OF SEWARD, NEB.



NEBRASKA.



NEBRASKA is a State five years old, having been admitted to the Union in March, 1867.

It lies directly west of Iowa, the dividing line being the Missouri River.

It is the thirty-seventh, and the youngest among the United States, but in June, 1870, it already had a population of 122,993.

These thousands have resorted to it, most of them within the last three years, because of its position, healthfulness, beauty and productiveness.

The valuation of property for taxation in 1869 was forty-two millions; in 1870 it was fifty-three,—showing an increase of twenty-five per cent. in twelve months.

It has no public debt.

Its position is the most central in the Union. The longitudinal line running midway between Washington and San Francisco, cuts it into two parts, almost equal. It also lies midway between the mouth of the Mississippi and the head of navigation on the Missouri. As to latitude, one-fourth of it lies south and three-fourths north of New York City.

Extending from the Missouri River, westward, nearly to the Rocky Mountains, it has an extreme length of about 400, by a width of about 200 miles, and a total area of about 76,000 square miles, or about 50,000,000 acres of the best agricultural lands on the American continent.

“During the last decade,” says the *New York Tribune*, “Illinois, Michigan, Iowa, Missouri, Kansas, Texas and California have been the most thrifty States; though we judge *Nebraska* likely to show as large a per centage of increase as the best of them during the next ten years.” More than one-third of all its homesteaders and pre-emptors have entered Nebraska since New Year's, 1870.

LOOKING NORTH-WEST FROM SEWARD.

No. 10—A wide-extended view. Notice the uplands in thick-folded ranges dove-tailed into one another. In the rank herbage the cattle either stand despairing of making any impression on it, or lie down unable to bear the weight of their own fat. The more the river winds, the longer are the lines of wood, and the more "ox-bows," where, when fences are deemed necessary, a rod of fence will enclose an acre of land.

SEWARD—twenty-five miles west of Lincoln—was much talked of for the seat of the Capital of Nebraska. It is situated at the confluence of Lincoln Creek and the Big Blue. Its valley is of rare fertility, and will doubtless soon be traversed by the Blue Valley, Railroad running northward from Crete to the U. P. Railroad.

The most conspicuous building in the foreground, we take to be a school house, a building which is among the earliest cares of settlers. It is an humble edifice, yet may, by possibility, be training a future President. The school tax in Nebraska—though it offers freely to the poorest, educational elements good enough for the best—is light. One reason is that the area of its school land is twice as great, proportionally as that of any other State that was admitted into the Union previous to 1850. This area, 1,280 acres in each township, equal to one-eighteenth of the whole territory, is nearly as large as the whole State of Connecticut, and its minimum price is seven dollars per acre. The first school house is also used for religious worship and political gatherings, as well as for debating clubs, literary societies, &c.

The beautiful homes which a little money, adequate enterprise and industry, will secure to thousands, on the generous terms offered by the Burlington & Missouri River Railroad Company, should be promptly improved by multitudes while this chance exists in one of the richest and most charming valleys to be found on the American continent. Many will regret if they fail to improve this opportunity.



LOOKING NORTH-WEST FROM SEWARD, NEB.



IOWA AND NEBRASKA,

THE GARDEN OF THE WEST.



B. LYMAN, Esq., late Agricultural Editor of the New York *Tribune*, after a Western tour of five thousand miles, read an article last August before the Farmers' Club, in which he said :

"The prairie is substantially unbroken and homogeneous in its character, from the Valley of the Wabash to Fort Kearney. Four-fifths, and probably seven-eighths, of the prairie States can be plowed with as little difficulty and with as ample returns as any part of the richest alluvial valleys of the East.

"The Western State that contains the greatest quantity of strong grain land is Iowa. I think that State is certainly destined to lead the Union as the great bread-producing State.

"The wheat crop of Iowa this year, will, I think, exceed 20,000,000 bushels.

"Yet I speak advisedly, and not without a full impression upon my mind of the exceeding attractiveness and fertility of Iowa and Southern Minnesota, when I say that the *most* attractive country I saw is west of the Missouri River. It is bounded on the north by the Platte, and on the South by the Kansas, and on the west by the valley of the Republican.

"I can see opportunities of a very flattering character in the West for at least three classes of industrious men: the poor man, the comfortable farmer, and the man of larger means who fancies 'big farming.'

"I would advise a man who can take capital West, to obtain two sections—1,280 acres. He will get it for an average of \$6, and ten years of industrious, prosperous industry, will make that land worth, every acre of it, \$50 in an agricultural point of view. That is to say, it will rent for such part of a crop as will sell for more than the interest on fifty dollars."

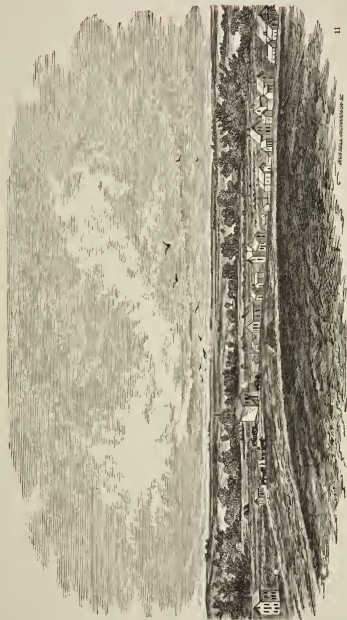
PLEASANT HILL, SALINE COUNTY.

No. 11—One of those magic villages which the extension of the Burlington & Missouri River Railroad causes to grow up as it were in a night. Here are five-and-twenty roofs where there were lately none—not even the dug-out, which is a hole in the ground with a roof over it. The stream hidden among the trees is Turkey creek. Its elbows form winter shelter for stock that feed on the wild hay we see in more than a score of stacks. A mill-dam, beyond view, turns four run of stones in the two-story mill on the extreme left, built and owned by one of the Smith family, a pioneer grist-miller, who is multiplying such superb and profitable mills on the West Blue, Little Blue, and Republican rivers. The flag-staff marks his store, out of which he has sold forty thousand dollars worth of goods yearly.

Smith says that in Nebraska he has been lucky in finding rock bottom on which to build dams that will not wash out. But, visiting millers in other regions who had relied on a softer foundation, he declared that many of them, after a freshet, without any lying or swearing, call themselves "not worth a dam."

Much wheat goes to market unfloured, corn is eaten by stock unground, or ground into rough feed by a horse-mill in the stock yard. Yet milling on the frontier yields a rich harvest. The miller prepares breadstuffs not only for all the settlers around him, but fills the bags of the prairie schooner Columbuses, who are a legion, pressing on further, in order to discover a new America in the parts beyond. One of their teams, with extra horses in its rear, appears in the view, just driving away from Smith's mill.

Pleasant Hill affords a good illustration of the fencelessness of a Nebraska village. Westerners say, "it stands all out doors." In Massachusetts, while fences are kept up round front yards, the gates are kept wide open, and even taken off their hinges. But he who needs no gate needs no fence. Why pay so much for a form which has outlived its usefulness?



PLEASANT HILL, SALINE CO., NEB.



THE CLIMATE is temperate, healthful,—above most regions on the continent; epidemics are unheard of,—winters are short and mild.

SOIL.—The general character of the country is broad, undulating and rolling prairie, of rich loam, varying in depth from one to six feet or more, absolutely free from stones and stumps, and perfectly adapted for cultivation and grazing.

WOOD is sufficient for all present requirements for fuel, and as civilization progresses and prairie fires are stayed, its growth will be rapid. Farmers who have cleared wood-lands and prepared them for cultivation in other States, assert, in the most unqualified terms, that it is much easier to plant and raise a forest than to get rid of one.

COAL, of good quality, is mined in both Iowa and Wyoming, and easily transported to all points along the line.

TIMBER for building and other purposes is supplied in abundant quantities from the lumber regions of Wisconsin and Minnesota, on rafts down the Mississippi to Burlington, and thence transported to all points along the line, at low cost.

STONE.—Ledges of limestone are numerous, adapted both for building purposes and for burning into lime. Sandstone occurs occasionally.

THE CROPS are principally corn, wheat, rye, oats, barley, sorghum, broom corn and flax, all of which yield bountifully. Root crops, melons, grapes, fruits, and vegetables in great variety, are of the most prolific order. For wheat, Iowa stands prominent, and Nebraska is unquestionably the Banner State. The statement is made by the U. S. Land Commissioner that the average yield of *wheat* in *Nebraska* is greater than in any other State.

FRUITS.—At the meeting of the American Pomological Society, held at Richmond, Va., in September last, Iowa exhibited 118 distinct varieties of apples, and took the second largest premium, while "Nebraska astonished every one," exhibiting 176 varieties, 146 of which were apples, and bore off the highest premium of all.

STOCK-RAISING is a prominent feature through these States. Cattle, principally from Texas, are bought at very low rates, fed, cared for, and fattened at small cost, transported to market readily, and yield very profitable returns.

Cattle will live well on the prairies, as buffaloes did before them, unfed and unsheltered; but shelter and care yield good returns.

Wild hay, more fattening than any tame grass, is free to all, either for pasturage or fodder.

Bunch grass dries as it stands, but does not rot, and when thus self-cured is preferred by cattle to hay from the stack.

HOGS are raised and transported with even less care and expense, and are always sure of sale at a profit.

ON TURKEY CREEK, SALINE COUNTY, NEB.

No. 12—The artist has here shown us the gigantic growth of wild rice and other water-plants, as well as the long roll of the slope sweeping up majestically from the low level of the stream. The cow is picketed with a fifty-foot tether, lest she may prefer corn to grazing, and a rope tether is cheaper than a fence.

Between Turkey creek and the neighboring station, Dorehester, is the farm of Edward Jones, which, he boasts, paid for itself by its produce the first year. His crop of corn in 1871, according to his estimate, amounted to forty-three bushels per acre, worth, even at 25 cents a bushel, \$10.75, which is thirty cents more than the cash price of his land. But Mr. J. cut and stacked 150 tons of wild hay, and, buying stock, fed his grain to them. Each steer that he sends to Chicago, represents a car load of corn—in philosophical lingo, he *is*, potentially, so much—but his transport thither costs only one-seventeenth as much as he would in the shape of corn. No wonder, then, that the best bags for corn, are made out of cow-hide or hog-skin, since the hog craves nothing but the crumbs which fall from the steers' table. Bags of cow-hide or hog-skin hold ten times as much as canvas bags of the same size.

Further up Turkey creek, many settlers who had neglected proper precautions against prairie fires, were burned out on the day of the Chicago fire, but some of them, men of pluck, had finished new houses and were already living in them before a week's end.



ON TURKEY CREEK, SALINE CO. NEB.



SHEEP are raised, thus far, only to a limited extent, but the entire region is favorable to the growth of the healthiest sheep and the most valuable fibres of wool; indeed there is not on the globe a finer section of country for this purpose.

HORSES AND MULES are raised at small cost and great profit.

EDUCATION IS FREE TO ALL.—The School Fund is large. The grant of public lands for this purpose, to each State, is ample and constantly increasing in value.

The number of teachers in Iowa is already upwards of 6,000, and the salaries paid to them last year amounted to more than \$1,500,000; while, in marked contrast to this, the number of State convicts was only 233, and the net cost of maintaining them, in addition to their earnings, was only \$800.

In Nebraska the school lands embrace one-eighteenth part of the entire public domain—1,280 acres in each township. There were last year upwards of 32,000 scholars.

Universities and normal schools are established in both States, and a fine agricultural college in Iowa.

TOWNS AND VILLAGES are springing up in all localities, and churches, school-houses, post-offices, stores and mills, and manufacturing establishments, are rising as rapidly as necessity demands.

RAILROADS traversing these States afford ample market facilities. They are as well built and amply equipped, both for freight and passenger service, as any in the Union, while the numerous branches which are being rapidly constructed, even in advance of settlements, will traverse and cross the States in all directions.

THE HOMESTEAD LAW permits any one to occupy 80 acres of public lands within Railroad grants, or 160 acres outside of such grants, on payment of \$14 in fees. Soldiers alone are entitled to 160 acres, within the limits of Railroad grants, or twice as much as any others.

In Iowa, the Government lands within the limits of our Railroad grants, are all taken up; but in Nebraska, west of the Sixth Principal Meridian, large quantities yet remain, though they are being rapidly absorbed.

The number who had filed claims in the Lincoln office alone, (which is only one of the five Government Land Offices in the State) up to January 1, 1872, was 9,822. Nearly 500 of these were women; and the number who have entered during the present year is very large.

The number of pre-emptors to same date was 11,907.

Of these new settlers, upwards of 5,000 have come within the last year.

PRAIRIE, EIGHT MILES EAST FROM LINCOLN.

No. 13—A traveler inquiring his route of a herder. One man on horseback protects a corn-forest from grazing cattle. The corn seems of that variety four acres of which will feed a stove for a year. The mode of fencing cattle *in* instead *out*, is shown by the fence far to the right where the herd is nightly corraled.

The trail of drovers bringing cattle up from Texas is tending westward more and more. The more unsettled a country is, the better suited for the passage of a multitudinous herd, the fewer stampedes, the fewer cattle stray or are stolen, the easier to find pasture, wood, and water. But settlement has opened in Nebraska two hundred miles west of the Missouri River, and hence so far west of it must we penetrate before we encounter the genuine Texan cattle-driver. Beeves cost about \$12 a head on the Rio Grande, and \$6 more to drive to the banks of the Platte. By a slight admixture of native varieties they are greatly improved. They are expert in swimming, find pasturage earlier and later than natives, and are more hardy. The "Texas Cattle Plague" was produced by over-driving and other abuse. The panic it occasioned has now passed away. How strong it was is clear from a single fact: The British Government prohibited the importation of Massachusetts hay into England, though there was no reason to think any Texas cattle had ever entered Massachusetts. Bexar and Boston were all one to John Bull.



ANDREWS PUBLISHED BY

PRAIRIE, EIGHT MILES EAST FROM LINCOLN, NEB.



WHY GO TO IOWA OR NEBRASKA?

BECAUSE, in both these States, along the line of the Burlington & Missouri River Railroad, land is cheaper, more easily tilled, better adapted to cultivation and harvesting by machinery, more productive, and increasing in value much faster than in any of the Eastern States, and for stock-raising the advantages are equally obvious.

Because whether a man have little money or much, he can retain almost all of it as capital, with which to erect buildings, improve lands and purchase stock, the annual payments to the Railroad Company for his land, being so small, and extending over so many years, that with the exception of the first small payment to be made at the time of contract, he can pay them all from the profit of crops from year to year.

Because with the same amount of means, the same prudent and intelligent management, and less of hard labor, it is possible to get a better home and make more money, easier and quicker than in any of the older portions of the country, in agricultural pursuits.

Because duty demands of each individual that he make the best use of the talents and abilities with which he is endowed, in the best field he can find for their exercise.

Because here there are more, larger and better chances than in old and populous countries and districts, where rivals are numerous and competition sharp, profits small, rents and provisions high, and wages low. Where there are more workers than work, the intelligent and enterprising should go West to Iowa or Nebraska.

Because, starting with any given amount of talent and energy, it is practicable in a new, attractive and rapidly growing region like this, to gain more for one's self and to do more for others and every good cause, than can be done in societies which have already grown up, if not gone to seed.

PRAIRIE DOG TOWN,

IN THE FORKS OF BIG BLUE AND WEST BLUE, NEB.

No. 14—"Follow prairie-dogs and Mormons, and you will find good land," and water too, was long ago counsel to emigrants bound westward. The sagacious beasts select a soil mellow, and hence easy to dig, and many a Mormon dropped off, on the march to Utah, when he espied a fat farm. The confluence of these richest valleys is to-day but half a dozen miles from a railroad, and must soon be intersected by one.

Since the view was taken, settlement has here made such a stride that the artist himself would scarcely know the scene he drew in the summer of 1871. Prairie dogs are a sort of diminutive wood-chuck, and have nothing of the dog but his yelp. They love to sit on the top of the mounds they have thrown up in digging their holes. When thus perched they seem a fair mark, but not only when wounded will they slip into their holes, but those killed outright, if we believe hunters, are dragged underground by their companions. They undermine the surface, and thus produce dangerous pitfalls which unhorse many a buffalo hunter. In the self-same holes with them, owls and rattlesnakes are often found. A group of this kind is termed "A Happy Family," for the three seem to dwell together in unity, though the truth is that the owl and snake are both intruders, but are too strong for the prairie dog to dislodge. All three, like the Indian aborigines, vanish before civilization, as the morning steals upon the night chasing the darkness.



PRAIRIE DOG TOWN, IN THE FORKS OF BIG BLUE AND WEST BLUE, NEB.



IOWA ITEMS.

Iowa has twenty thousand square miles of coal fields.

The Indians in Iowa, according to the last census, have dwindled down to 48 persons.

A stone water-tank, 90 feet high, to cost \$20,000, is building at Ottumwa, Iowa.

There are 56 farmers in the Iowa Legislature, nearly one-half of the total number of legislators.

Mr. Thomas Garlinger, of Winterset, Iowa, sold 172 cattle to Mr. Patterson, of Illinois, for over \$16,000.

The receipts of the Iowa State Agricultural Society last year were \$22,280.95, and expenditures \$15,779.95.

The castor bean is a profitable crop, yielding from 15 to 25 bushels to the acre, worth \$2.50 to \$3.00 per bushel.

The arable acreage of Iowa is about equal to that of England and Wales; its soil can fill more mouths with bread.

Johnson County, Iowa, during the last three years, has sold \$70,000 worth of timothy seed and \$150,000 worth of flax crop.

Flax is a very quick crop, yielding returns of from 15 to 22 bushels of flax seed per acre within ninety days from seeding, and the crop never fails.

Iowa has 55,000 square miles of surface, and is divided into 100 counties. It has been estimated to have ample capacity for a population of 9,000,000.

Hon. Wm. Butler fed and shipped from Page County, Iowa, delivering in Chicago, Jan. 26, a lot of 100 hogs the average weight of which was 528 pounds.

The Iowa Agricultural College had during last year 220 students, whose estimated expenses were about \$135 each. The average earnings were \$50 a year.

Articles of incorporation have been filed in the office of the Secretary of State, by the Mt. Pleasant Gas Light Company, Mt. Pleasant, Iowa; capital, \$100,000.

A farmer near Cedar Rapids, Iowa, is trying the experiment of impressing into farm service a number of elk, purchased a few months ago in the Northwestern part of the State.

Nearly 12,000,000 pounds of freight were exported from the town of Lawler, Iowa, last year. Three years ago the village site was a patch of hazel-brush, with only one house in sight.

The late Superintendent of Public Instruction of Iowa, reports for 1871: 7,823 schools; 14,070

teachers, and 7,594 school-houses. Whole number of scholars, 341,938; average attendance, 211,561; amount of wages paid to teachers, \$1,900,893.54; value of school buildings, \$6,764,551.28.

The wheat crop of Iowa in 1871 was 24,000,000 bushels. The crop of Indian corn the same year was 78,500,000, which was larger, in proportion to its population, than that of any other State.

The Iowa Legislature has made the following appropriations: Insane Asylum at Independence, \$200,000; College for the Blind, \$73,500; State University, \$52,300; Capitol, \$225,300; Board of Lummigration, \$10,000; Agricultural College and Farm, \$38,500.

The Iowa State Agricultural Society offers a premium of \$1,000 for the best ten acres of artificial timber, payable in 1881; also \$500 for the best cultivated farm, payable in 1875; \$250, payable in 1878, for the best orchard of five acres, and \$200 for the best mile of hedge, payable in 1877.

In 1862 Iowa had 626 miles of railroad; in 1863, 653 miles; in 1864, 727 miles; in 1865, 847 miles; in 1866, 1,060 miles; in 1867, 1,228 miles; in 1868, 1,448 miles; in 1869, 2,081 miles; in 1870, 2,683 miles; in 1871, 2,967 miles. In addition to the above a road has recently been built from Des Moines to Winterset, 41 miles, thus making, in all, over 3,000 miles of railroad in the State.

The following are statistics of Iowa Universities and Colleges: Universities—State, located at Iowa City, with assets amounting to \$390,000; Upper Iowa, at Fayette, \$70,000; Iowa Wesleyan, at Mt. Pleasant, \$110,000; Burlington, at Burlington, \$47,000, and Central, at Pella, \$35,000. Colleges—Cornell, at Mt. Vernon, \$140,000; Iowa, at Grinnell, \$260,000; Tabor, at Tabor, \$45,000; Griswold, at Davenport, \$155,000; Norwegian, Lutheran, at Decorah, \$100,000.

The gross earnings of the Iowa railroads for 1871, the returns of one road not yet made and not included, were \$11,769,030.31. According to the laws of the State a tax is levied on the earnings, of 1 per cent. on the first \$3,000 or part thereof per mile, 2 per cent. when over \$3,000 and under \$6,000, and 3 per cent. on the excess of the receipts over \$6,000 per mile. Four-fifths of the taxes collected are distributed among the counties through which the roads run, and one-fifth goes into the general revenue of the State.

ON THE WEST BLUE, WEST OF CAMDEN, NEB.

No. 15—The nearest view of a "prairie-schooner"—its canvas top a shelter alike from sun by day and from dews by night for wife and wee ones, while the stalwart husband, with his dog, travels on foot. His horses are headed up the river, along which he will find the poor man's paradise,—in the shape of a *homestead*—which all who pass that way after him will wish they had come soon enough to make their own. Few people realize how fast the desirable lands of the nation are being absorbed, either by homesteaders or pre-emptors. The number in these classes who, before 1872, had filed their claims in the United States Land Office at Lincoln alone, which is one of five in Nebraska, was 22,181, namely: 9,822 homesteaders and 12,359 pre-emptors. But their claims averaging about 120 acres apiece, or in the aggregate two and two-third millions, equal the whole arable acreage of Scotland, and about half that of Egypt when it was the granary of imperial Rome. The number of soldier homesteaders is now fast increasing—thanks to the new homestead bill; but, as the sentences of that bill, in official form, are said, with some reason, to be longer and more intricate than the tail of Satan himself, we translated its Congressional gibberish into every day English, as follows:

The *old* law allowed soldiers who had been in service ninety days, a homestead of 160 acres *within railroad limits*, where other persons could get only 80 acres.

The *new* law of April, 1872, gives homesteads to soldiers and their unmarried widows or minor children *sooner* than others can get them.

It deducts from the five years' residence required for perfect title of other homesteaders, all the time, up to four years, that a soldier or sailor has been in the United States service.

If a soldier or sailor was discharged by reason of wounds or disability, or died in the service, his whole term of enlistment is deducted.

In the case of soldiers now enlisted, service is constructive residence.

If a soldier's homestead, already taken, is less than 160 acres, he may enter enough more to make up the quantity. Entry may be made by an agent as in person.

Commissions and fees at the United States Land Office, \$28.



ON THE WEST BLUE, WEST OF CAMDEN, NEB.



NEBRASKA ITEMS.

Nebraska has doubled her population in four years.

Cotton of excellent quality is grown in Nebraska.

Nebraska can beat the world for raising cattle, sheep and hogs.

The uplands of Nebraska are especially adapted to sheep raising.

On the Blue River, in Nebraska, is found a stratum of gypsum.

Nebraska invites every poor man to come and take a home for his family.

Nebraska harvested nearly 70,000,000 bushels of corn in 1870.

Nebraska has easy access to Chicago, St. Louis and New York markets.

The Constitution of Nebraska prohibits a public debt exceeding \$50,000.

She invites capital for manufacturing, and offers great inducements to capitalists.

Water on the saline lands of Nebraska contains 28.8 per cent. of its weight in salt.

Nebraska summers are two months longer than Massachusetts, and winters as much shorter.

Fine white and yellow tinted magnesian limestone is found in Gage County, and in other parts of Nebraska.

There are six U. S. land offices in Nebraska; at Dakota City, West Point, Grand Island, Lincoln, Beatrice, and Lowell.

It is uncontradicted that for wheat, Nebraska is the Banner State, and will be the Banner State for wool and mutton.

Nearly 50,000 acres in Nebraska were given by the General Government for building the State Capitol and Penitentiary.

The herd-law of Nebraska precludes the necessity of fences, which in Illinois are said to have cost more than her dwelling-houses.

Grey marble, of superior quality, is found in immense quantities in the Republican Valley in Nebraska. White sand and limestone are also found in the same locality.

Nebraska is the Central State of the Union, and has more railroads already built and in process of construction than any other State in the Union, with the same number of inhabitants.

The school lands of Nebraska embrace twice as great a proportion of its territory—namely, one-eighteenth—as those of Iowa, Illinois, and older States. This school domain is about as large as the whole State of Connecticut. Already it is fostering common schools, good enough for the best, yet cheap enough for the poorest.

In Nebraska, April 10 has been set apart as sacred to the planting of trees, and is called Arbor Day. The State Agricultural Society offered a premium to the Agricultural Society of the county in which the greatest number of trees should be planted on that day, and also a prize to the person who would plant the most trees.

MISCELLANEOUS ITEMS.

The total amount of sales of land by the Burlington & Mo. R. R. Co., up to June 1, 1872, has been—

In Iowa.....	169,550 acres, for.....	\$1,980,324.46
In Nebraska.....	229,963 " " " " " "	1,952,546.50
Total.....	399,513 " " "	\$3,941,871.36

The receipts of the Burlington & Mo. R. R. Co. for 1871 were \$2,545,390.00, of which about one-third was from passengers and two-thirds for freight.

The freight transported over the B. & M. R. for the year ending April 30, 1872, amounted to 434,182 tons.

The quantity of grain and produce was very large, including nearly 2,000,000 bushels of corn, 4,577,000 lbs. of green fruits, &c., 8,192,000 lbs. potatoes and other roots.

Of cattle, there were 61,112 head; sheep 41,518, and hogs, 257,130.

Of lumber, over 50,000,000 feet; coal, 53,026 tons, and of groceries, general merchandise, agricultural implements, &c., 128,597,896 lbs.

Root crops, melons, pumpkins and squashes are of rank growth in both Iowa and Nebraska.

Grapes are extensively cultivated, grow luxuriantly and yield abundantly in Iowa and Nebraska.

In 1871 the acreage of corn increased in only six States. Among these the grain of Iowa was twelve and that of Nebraska thirteen per cent. Only one State has surpassed them.

The cost of the great railroad bridge between Omaha, Nebraska, and Council Bluffs, Iowa, was estimated to be \$1,735,512; the actual cost was something less than that amount.

The sugar beet, turnips, carrots, rutabagas, or mangel-wurzel, parsnips and sweet potatoes grow to an enormous size and yield surprising quantities, in both Iowa and Nebraska.

In 1870, the immigrants from Canada, entering the United States at a single point, were 45,866. If straws show which way the wind blows, what does this Gulf Stream show?

SALT CREEK VALLEY, WEST FROM ASHLAND, NEB.

No. 16—The river which flows out of the Great Salt Basin, here we see near its mouth. The forest growth in this quarter during the few years that fires have been kept out have been very rapid. Clumps of *ash* saplings—self-sown here and there, give significance to the village name, *Ashland*. The river remains unfrozen until late in the season.

Ashland was long ago a lodging place of way-faring men adventuring into the so-called great American Desert, being one day's journey west of the Missouri ferry at Plattsmouth. After awhile some one built there a house of entertainment for freighters bound for Denver or Salt Lake, and next a store for supplies. Then pioneer Dean built a superb grist mill, with a rock dam founded on a rock. But the true day of Ashland was when the locomotive shown in the view first entered its precincts. This was in the spring of 1870. Ever since, its prosperity has been assured and steadily progressive. Within a year before that era, a thousand homesteads or pre-emptions were taken in its vicinity, and more would have been had there been more to take. The early birds caught all of the Government worms in this highly-favored region; but "up Salt Creek," in this beautiful valley, for twenty-four miles to Lincoln and beyond, are many as good to be obtained now of the Burlington & Missouri River Railroad Company, on its ten years' credit, at six per cent. interest. The time is not distant when these superb lands will be worth four times what they are now. What has occurred, under like circumstances, will occur again. Old settlers of Ohio, Indiana, Illinois, Michigan and Wisconsin can understand this logic.

Many wise readers should improve the present opportunity to obtain first-rate farms and homes in this charming valley. Out of Nebraska there are few valleys so rich and desirable on the face of the earth.



SALT CREEK VALLEY, WEST FROM ASHLAND, NEB.



SUGGESTIONS TO LAND BUYERS AND OTHERS.

BEFORE coming to purchase lands, see to it that you have the necessary means, and make careful consideration as to their expenditure. None should come without proper forethought and needful capital; but with these the way is open and the prospects are bright.

It is difficult to make progress any where without capital, and nowhere is the need of money more keenly felt than in a new settlement.

You will require money for the expenses of travel and transportation for yourself and family and such household goods and stock as you may determine to bring; for the first small payment of interest on the land purchased; for buildings and other improvements; for farming tools and needful provisions until you can make and sell a crop.

In selecting a farm you will have regard to the character of the soil, the location as relates to facilities for getting to market, prospective as well as present, and the advantages for your family as relating to social, religious and educational privileges.

It is not advisable to transport heavy or bulky material any great distance. Farming tools, agricultural implements adapted to the soil of the region, and household goods in all their variety, can be purchased here as cheaply as in the eastern and middle States, after adding the cost of transportation. Cattle and horses should not be brought unless of superior class, as ordinary breeds can be purchased for less than they could be landed here.

It is not advisable for any, especially those with young and dependent families to think of coming west to start a farm, with insufficient means; young men who are entirely dependent upon clerical employment, must take their chances.

In a growing country like this, changes are frequent, labor of all kinds, to a certain extent, is required, and opportunities to engage in business are constantly offering, and the man who is on the spot with his eyes and ears open to watch and hunt for such opportunities for labor or business, will stand a fair chance with a multitude of others who are constantly on the look out for something to "turn up."

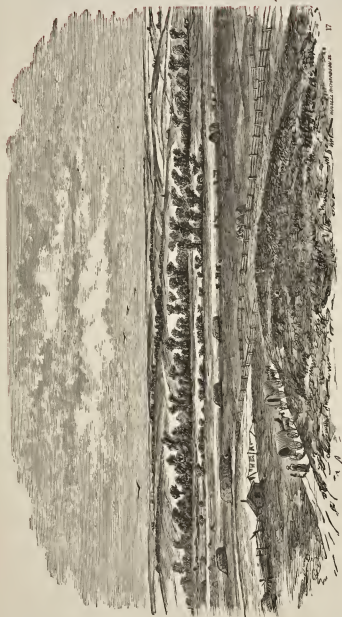
The changes in business in the older settled towns and cities, and the inevitable wants of new places, afford constantly recurring opportunities for the trades and professions in all their variety, and those who wish to improve such should come and see for themselves. This cannot be done without the expenditure of time and money, but such is the *only* safe and satisfactory course to pursue.

WAUHOO VALLEY, NORTH OF ASHLAND.

No. 17—The most decided instance of a *fence* thus far portrayed. It was built before the *herd-law* era, or the owner may have suffered from wild Texans, such as we see grazing close at hand, and so has followed poor Richard's advice in the proverb: "Love your neighbor, but keep up your fences." This valley, abounding in wood, water, stone, and unrivaled fertility, early caught the eyes of overland Californians and freighters to the mountain mines. Several of them soon came back and made their homes here. The emigrants we see passing by now wish they had "gone west" sooner. Near where the Wauhoo falls into Salt Creek, it approaches so near that sixteen rods of fencing enclosed one hundred and sixty acres. Here the corn for a thousand cattle was raised last year, and the stock yard where they wintered abuts on both rivers, so that the cattle can drink salt water whenever they prefer it to fresh. Wild hay, good as any, and many claim better, is cut freely from unoccupied land, and cattle can have free grazing. It improves and cleans the land of surplus grass and weeds to mow and graze, thus saving what otherwise would burn, as during ages past.

A little farther up the Wauhoo we reach the hospitable home of Moses Stocking, a pioneer who entered the State with a wagon and two horses and \$700. He and his sons are now lords of more than 1,700 acres, 320 under plow, 400 enclosed pasture, with 400 fruit trees, much of planted timber, &c. Their stock is 1,500 sheep, with herds of cattle, hogs, horses and mules.

An Irishman, seeing a French woman fondling a lap-dog, remarked it was not possible there were any babies in France, else the lady would not waste her affections on a puppy. So Mr. S. says that the *Michiganders*, among whom he used to live, have no idea of the trans-Missouri paradise, or they would one and all run away from the swamps and stumps, where they are wasting their strength, sowing a bushel to reap a peck.



WAUHOO VALLEY, NORTH OF ASHLAND, NEB.



BY DIVIDING OR ADDING TO THESE PAGES, THE PAYMENTS AT ANY OTHER PRICE CAN BE EASILY ASCERTAINED.

THE PAYMENTS ON LAND sold at FIVE DOLLARS per acre, on 10 Years' Credit, at 6 per Cent. Interest, will be as follows:

40 ACRES.	Price.	Interest.	Total.	120 ACRES.	Price.	Interest.	Total.
Payment down	12 00	12 00	24 00	Payment down	36 00	36 00	72 00
Payment in one year	12 00	12 00	24 00	Payment in one year	36 00	36 00	72 00
Payment in two years	24 00	24 00	48 00	Payment in two years	72 00	72 00	144 00
Payment in three years	36 00	36 00	72 00	Payment in three years	108 00	108 00	216 00
Payment in four years	48 00	48 00	96 00	Payment in four years	144 00	144 00	288 00
Payment in five years	60 00	60 00	120 00	Payment in five years	180 00	180 00	360 00
Payment in six years	72 00	72 00	144 00	Payment in six years	216 00	216 00	432 00
Payment in seven years	84 00	84 00	168 00	Payment in seven years	252 00	252 00	504 00
Payment in eight years	96 00	96 00	192 00	Payment in eight years	288 00	288 00	576 00
Payment in nine years	108 00	108 00	216 00	Payment in nine years	324 00	324 00	648 00
Payment in ten years	120 00	120 00	240 00	Payment in ten years	360 00	360 00	720 00
Total	240 00	240 00	480 00	Total	720 00	720 00	1440 00

THE PAYMENTS ON LAND sold at TEN DOLLARS per acre, on 10 Years' Credit, at 6 per Cent. Interest, will be as follows:

40 ACRES.	Price.	Interest.	Total.	120 ACRES.	Price.	Interest.	Total.
Payment down	40 00	40 00	80 00	Payment down	120 00	120 00	240 00
Payment in one year	40 00	40 00	80 00	Payment in one year	120 00	120 00	240 00
Payment in two years	80 00	80 00	160 00	Payment in two years	240 00	240 00	480 00
Payment in three years	120 00	120 00	240 00	Payment in three years	360 00	360 00	720 00
Payment in four years	160 00	160 00	320 00	Payment in four years	480 00	480 00	960 00
Payment in five years	200 00	200 00	400 00	Payment in five years	600 00	600 00	1200 00
Payment in six years	240 00	240 00	480 00	Payment in six years	720 00	720 00	1440 00
Payment in seven years	280 00	280 00	560 00	Payment in seven years	840 00	840 00	1680 00
Payment in eight years	320 00	320 00	640 00	Payment in eight years	960 00	960 00	1920 00
Payment in nine years	360 00	360 00	720 00	Payment in nine years	1080 00	1080 00	2160 00
Payment in ten years	400 00	400 00	800 00	Payment in ten years	1200 00	1200 00	2400 00
Total	800 00	800 00	1600 00	Total	2400 00	2400 00	4800 00

THE PAYMENTS ON LAND sold at EIGHT DOLLARS per acre, on 10 Years' Credit, at 6 per Cent. Interest, will be as follows:

40 ACRES.	Price.	Interest.	Total.	120 ACRES.	Price.	Interest.	Total.
Payment down	32 00	32 00	64 00	Payment down	96 00	96 00	192 00
Payment in one year	32 00	32 00	64 00	Payment in one year	96 00	96 00	192 00
Payment in two years	64 00	64 00	128 00	Payment in two years	192 00	192 00	384 00
Payment in three years	96 00	96 00	192 00	Payment in three years	288 00	288 00	576 00
Payment in four years	128 00	128 00	256 00	Payment in four years	384 00	384 00	768 00
Payment in five years	160 00	160 00	320 00	Payment in five years	480 00	480 00	960 00
Payment in six years	192 00	192 00	384 00	Payment in six years	576 00	576 00	1152 00
Payment in seven years	224 00	224 00	448 00	Payment in seven years	672 00	672 00	1344 00
Payment in eight years	256 00	256 00	512 00	Payment in eight years	768 00	768 00	1536 00
Payment in nine years	288 00	288 00	576 00	Payment in nine years	864 00	864 00	1728 00
Payment in ten years	320 00	320 00	640 00	Payment in ten years	960 00	960 00	1920 00
Total	640 00	640 00	1280 00	Total	1920 00	1920 00	3840 00

THE PAYMENTS ON LAND sold at TWELVE DOLLARS per acre, on 10 Years' Credit, at 6 per Cent. Interest, will be as follows:

40 ACRES.	Price.	Interest.	Total.	120 ACRES.	Price.	Interest.	Total.
Payment down	48 00	48 00	96 00	Payment down	144 00	144 00	288 00
Payment in one year	48 00	48 00	96 00	Payment in one year	144 00	144 00	288 00
Payment in two years	96 00	96 00	192 00	Payment in two years	288 00	288 00	576 00
Payment in three years	144 00	144 00	288 00	Payment in three years	432 00	432 00	864 00
Payment in four years	192 00	192 00	384 00	Payment in four years	576 00	576 00	1152 00
Payment in five years	240 00	240 00	480 00	Payment in five years	720 00	720 00	1440 00
Payment in six years	288 00	288 00	576 00	Payment in six years	864 00	864 00	1728 00
Payment in seven years	336 00	336 00	672 00	Payment in seven years	1008 00	1008 00	2016 00
Payment in eight years	384 00	384 00	768 00	Payment in eight years	1152 00	1152 00	2304 00
Payment in nine years	432 00	432 00	864 00	Payment in nine years	1296 00	1296 00	2592 00
Payment in ten years	480 00	480 00	960 00	Payment in ten years	1440 00	1440 00	2880 00
Total	960 00	960 00	1920 00	Total	2880 00	2880 00	5760 00

LOOKING UP THE WEST BLUE, IN NEBRASKA.

No. 18—The latitude of this landscape is exactly that of New York City, namely, $40^{\circ} 42'$, and it is a view you might well journey from New York in order to behold. The slopes are nowhere too steep for easy tillage—the river is winding at its own sweet will—and its wooded margins—one and all are rounding angularities into curves of beauty, and the whole is suggestive of that other element of beauty which lies in fitness to good ends.

Nearly eight years ago, one day in August, 1864, the valley of the West Blue, and every hamlet north and south of it, in all that broad region between the Platte River and the Republican, were the scenes of Indian ambush and massacre. Many solitary individuals, and even small parties were killed, others were carried captive. The Red Men were emboldened to this attack by the civil war then raging, and provoked to it by the spread of white settlements. But before the sun set on that day, convinced that their attempt was all in vain, they fled, and have never since made any organized assault in Nebraska. With the Indian has gone his giant game, the buffalo, and the buffalo grass. The vanishing of the grass some attribute to the increasing rain, as the buffalo variety thrives best in the most arid regions. But others say that buffalo grass, growing in patches, is crowded out by the tame grasses, self-sown between and overshadowing them.



LOOKING UP THE WEST BLUE, FROM THE FORKS OF BIG AND WEST BLUE, NEB.



ADVANTAGES OF OUR SYSTEM OF SALES.

THE Railroad Company allow the purchaser to enter upon, cultivate and improve the land he may select, and use and realize for the crops, for two years, demanding no other payment or compensation than a simple interest or rent, amounting to the small sum of six per cent. per year on the value of the land for this term of two years.

At the expiration of the two years his land will have advanced in value, and he makes his first payment of principal, feeling that his land is *cheap*.

It will readily be seen that this provision enables many to secure land and enter upon and realize from it, who, under any ordinary system of payment as adopted by individuals, would be entirely unable so to do.

Our prices and terms of sale are distinctly mentioned on previous pages, and as an indication of the opinion concerning them by those who have purchased and settled upon them, (many of whom, it is well to observe, are men who have explored thoroughly elsewhere, North, South, East and West, even in Colorado and California, before fixing upon this section of the country,) it may be stated that our sales to June 1st, 1872, a period of twenty-six months, amounted to \$3,811,524.66.

Most of these lands are sold on a credit of ten years, thus enabling the poor man to get along with ease, or the man who has money can retain the use of most of it for the *improvement* of his farm, the purchase of stock, and that endless variety of uses for which ready money is always useful and profitable: so that as a general thing those who have purchased these lands may be rated as in easy and thrifty circumstances.

The opportunities afforded by our system of sales are not excelled, and rarely, if ever, equalled, and are plainly of great advantage to every one, whether possessed of little money or much.

A settler can "cut his coat according to his cloth," or gauge his land-buying by the money on hand and the resources he can reasonably anticipate. And among his resources he should include the power of the land to pay for itself by its produce, if he has skill, energy and ability to develop that power.

It is folly to buy too much land and thus lock up idle capital. Buy no more than can be used to good advantage. The best land, though it costs more, will secure success quicker and easier than poor and cheap land. "*The best is the cheapest,*" all things considered. No good workman is content with poor tools. Get the best.

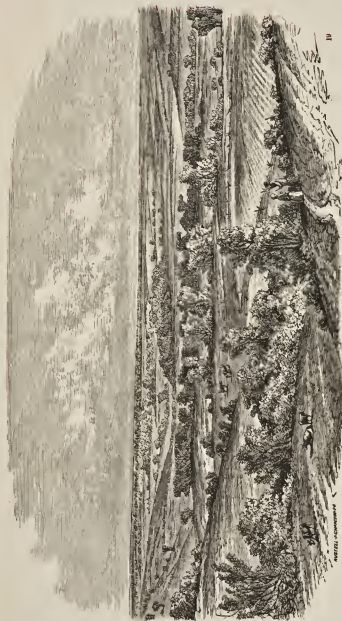
Whatever may be true of others, the poor man—the man needing all his little capital to improve his farm—the man who is glad of those long credits which are equivalent to loans—will imitate those of his class who have gone before him, and purchase railroad land.

ON THE BLUE, BETWEEN CAMDEN AND CRETE.

No. 19—"Crete in the distance." But where do the trees end? and the town,—where does it begin? No matter. Enough that we are in sight of a railroad station,—with wood enough for fencing, if we care for it—as it is clear that the first comers here did. The house on the right shows the favorite location of a settler. South of it there is a slope where his cattle can bask, and yet be beneath his eye. Nor are brush pockets in the elbows of a stream far away. The old bachelor who is showing the way to a maiden in the foreground,—may he persuade her to share his hillside house.

In old countries, the majority of the population are females, chiefly because more males than females emigrate. In England there are to-day two-thirds of a million more women than men. On the other hand, new States show more males than females. In 1860 Iowa had a male majority of 39,222, and Massachusetts a female majority almost as large, namely, 37,640. In the same year, the males in Nebraska outnumbered the females by 41 per cent. But rarity gives value. Accordingly, when a daughter of the East is once beyond the Missouri, she rarely recrosses it except on a bridal tour. Her Nebraskan aunt, writing to Eastern friends, is soon quoting Shakespeare after this fashion: "Ruth and Boaz no sooner met than they looked; no sooner looked than they loved; no sooner loved than they sighed; no sooner sighed than they asked one another the reason; no sooner found the reason than they sought the remedy; and so straightway made a pair of stairs to matrimony. Clubs can not part them."

Of the three cattle in this view, two are indisposed to graze any more, and clearly are filled to the full. In the Nebraskan stock yards, the very hogs seem to have enough, neither craving more themselves nor yet jealous of their brother hog feeding beside them. It is not wont to be thus elsewhere. When an English farmer had often gained the highest prize for the fattest hog, but refused to tell his style of fattening, he was watched and his secret ascertained. After feeding till he would eat no more, he would fill a trough and let in a half-starved pig. No sooner did the sated hog see the hungry griskin eat than he would bestir himself, push away the intruder, and swill down the whole. But Nebraska hogs revel in such repletion, that they can look on a brother's enjoyments without jealousy.




ON THE BLUE, BETWEEN CAMDEN AND CRETE, — CRETE AT THE LEFT, IN THE DISTANCE.



THE BURLINGTON ROUTE.

HOW TO GO TO SOUTHERN IOWA AND NEBRASKA.

 HIS, of course, depends on your starting point. Chicago, however, is the great headquarters for Western-bound passengers, and start from where you will in the East, you will have no difficulty in reaching that city. Having got there, find one of the offices of the Chicago, Burlington & Quincy Railroad Company at once, and you can obtain your ticket, through Burlington, to any and every point in the West, at the lowest rates.

This road runs three trains daily from Chicago to the West in connection with the Burlington & Missouri River Railroad, and you can depend on a safe, quick, and cheap passage by calling at either of these offices :

- 1st. At the Briggs House.
- 2d. Corner Indiana Avenue and Sixteenth Street.
- 3d. In the Central Depot.
- 4th. No. 2 South Canal Street.

From Cincinnati, Indianapolis, Louisville, and all that section of country, the shortest and best route is by the Indianapolis & Cincinnati Railroad and the Indianapolis, Bloomington & Western Railroad, which make a through line to Peoria, there connecting with the Chicago, Burlington & Quincy Railroad to Burlington, from which point you have the Burlington & Missouri River Railroad, or the "Burlington Route," to all points in Iowa and Nebraska.

From Logansport, and all that section of country, the Toledo, Peoria & Warsaw Railroad also runs through cars to Burlington, making connections as stated above.

An examination of a complete and correct map of the United States will show you that *Burlington* may be truthfully said to be the Gate City of the West, for the railroads running through it certainly form the Direct Line from the East to an enormous section of country lying West of the Mississippi and Missouri Rivers. These lines have earned an enviable reputation as being the surest, quickest, best, and above all, *the Safest Passenger Route* in the West. You cannot go astray if you make sure to obtain your tickets by the "Burlington Route."

If you wish a copy of a guide, entitled "How to go West," which truthfully gives you every information in regard to reaching the great West, and which also contains a large and faithful map of the West, you can send to Gen'l Passenger Agent Burlington & Missouri River Railroad, Burlington, Iowa, who will send it free of charge.

SALT CREEK, AT ASHLAND, NEBRASKA.

No. 20—The village here is such as you would expect from the \$15,000 school house on the left. Two churches are in building, and the court-house, newspaper, and bank are more than a year old. The mill, near which the artist sketched, obtains never-failing water-power by a short and low dam. None of the Nebraska views are better worth painting than those here, and no lands are more fertile. In some fields last year the yield of corn was nearer a hundred than ninety bushels on a single acre, while more than eleven hundred kernels grew on a single ear.

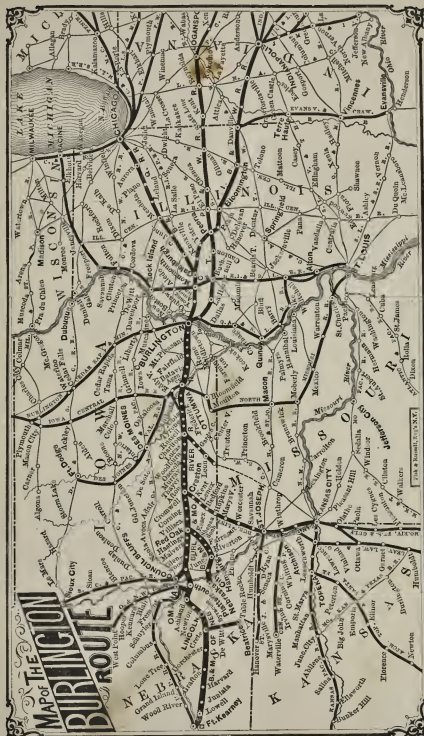
Men who have tried both regions, claim that stock-raising will be more profitable here than in Wyoming, and even on the far-famed Laramie plains. When reminded of winter-grazing, perennial pasture, &c., they answered, "We know all about it—cattle will live there all through even such a winter as last, and find their own food. But they will not fatten *without corn* till late in the summer, and nobody ever yet raised a bushel of corn in Wyoming. The valleys are higher than any peak either in the Green Mountains or in the Alleghanies." Their words had double force. We have been at Fort Fred Steele, beyond Laramie, during the month of August, when a fire was needed every night and morning.

The only regret of the farm hunter who comes to Ashland will be that he did not come thither a few years sooner, when he could have homesteaded the acres he must now buy. But during those years he may have earned elsewhere money enough to purchase. Otherwise, let him push on towards Kearney or the Republican river, and he shall find what he seeks—a free farm in some Ashland as yet unborn, but hastening to birth in the near future.



SALT CREEK, AT ASHLAND, NEB.,—LOOKING TOWARD THE PLATTE HILLS, FROM THE MILL HILL.





Row 3 - 1 over to X3
Angel Gots in the room

Hand attach on Room
Sticker
Obessa

Row 4 - 1 over
Angel
Hand attach

LAND DEPARTMENT

Burlington & Missouri River Railroad Company.

Land for sale on 10 years Credit at 6 per cent. interest.

GEO. S. HARRIS,
Land Commissioner.
T. H. LEAVITT,
Asst. Land Commissioner.

Burlington, Iowa,

1873

Since this book of views was printed our "Terms of Sale" have been materially altered; "Extraordinary inducements on freight and passage, for land purchasers and their families," and other important accommodations have been provided for as follows:

TERMS OF PAYMENT.

The purchaser can pay cash, or divide the amount into three equal parts, paying one-third down, one-third in one year, and one-third in two years, with interest at ten per cent. annually; or he can have TEN YEARS' time in which to make up the sum by small annual payments, at six per cent. interest.

Most buy on this latter plan of

TEN YEARS' CREDIT:

In which case the purchaser pays at the outset one year's interest at six per cent. on the price. He makes three other payments, each of six per cent. only, at the commencement of the second third and fourth years. At the commencement of the fifth year, he pays one-seventh of the principal and one year's interest on the remainder, and the same at the commencement of each successive year until all has been paid at the end of ten years.

Any buyer can pay in full at any time and get a warranty deed free of all incumbrance.

Buyers on our long and generous credit of ten years are expected to settle and improve their land at their earliest convenience, say within one or two years, so as to improve about three-tenths of the land bought, within three years from date of purchase.

☞ Better terms have never been offered and probably never will be.

☞ We invite comparison and defy competition.

LIBERAL DEDUCTIONS.

Twenty per cent. is deducted from ten years' credit price, for cash in full at date of purchase.

Twenty per cent. is deducted from same for one-third cash and rest in one and two years, with ten per cent. till paid.

Eighteen per cent. is deducted if paid in full at close of one year.

Fifteen per cent. is deducted if paid in full at end of two years.

Ten per cent. is deducted from long credit contracts if paid in full at end of three years.

☞ Our terms are such as to afford the utmost accommodation to all actual settlers, whether having little money or much.

EXTRAORDINARY INDUCEMENTS

ON FREIGHT AND PASSAGE FOR LAND PURCHASERS, AND THEIR FAMILIES, IN 1873.

To actual purchasers of our land we will refund, *in cash*, after they have purchased—on household goods and stock, for their own use, all over \$50 per car, on freight, from any point on the Chicago, Burlington & Quincy Railroad, east of Burlington to East Plattsburgh—or \$55 to Plattsburgh; and from Quincy, Illinois, and Burlington, Iowa, to any point West, on our line in Iowa, all over \$35 per car—or to Plattsburgh, Nebraska, all over \$40 per car;—and all over one-half of regular rates on the Burlington & Missouri River Railroad in Nebraska.

And we will refund, to actual purchasers and their families, all over one-half the regular first-class rates of passage money paid by them from Chicago to any point west of Chicago, on our line, to their place of destination.

☞ In order to secure this allowance on passage money, take a receipt from the agent of whom you buy the tickets, specifying the number of tickets and amount paid. These allowances can be made only to parties purchasing on or after January 1st, 1873.

The Company reserves the right to discriminate against abuses of this rebate, if imposition is attempted.

LAND BUYERS' EXPLORING TICKETS

Will be an sale at the Company's Agencies or Ticket Offices in Chicago, Mendota, Galesburg, Peoria, Quincy, Burlington, and Plattsburgh.

These tickets are sold at the regular first-class rates of fare for through tickets, from Chicago, or any intermediate point on our line, to the point of destination, in either Iowa or Nebraska. They permit the holder to stop off at any station west of Burlington, and are good on any and all passenger trains; and when a purchase is made, either at the Commissioner's office, or through any local agent, within ninety days from its date, a coupon which is given with the ticket, entitles the purchaser of our lands in Iowa, to a credit upon his purchase, of the full cost of the ticket from either of those points. From purchasers of our lands in Nebraska, they are received in the same manner, at one-half their cost to Plattsburgh, and their full cost beyond that point, west.

☞ Be sure and ask for EXPLORING TICKETS. Such only will entitle the holder to these credits.

RAILROAD FARES AND FREIGHT.

It is not necessary to send to this office to ascertain about these matters, for all needed information concerning routes and fares and rates of freight can ordinarily be better obtained from the nearest General Railroad Agent, than in any other manner.

The fare to Chicago will be readily ascertained at any railroad depot or ticket office in the country. At Chicago, buy tickets only over the "BURLINGTON ROUTE."

☞ any others will take you away from the region you intend to reach.

From Chicago to Burlington, 207 miles, there is but one line of railway, that is the *Chicago, Burlington and Quincy*.

From Burlington, on the west side of the Mississippi river, across the entire State of Iowa, to Plattsburgh, Nebraska, on the west bank of the Missouri river, 379 miles, the fare is \$12.75 for first-class, \$11.00 for second-class, and \$9.00 for emigrant.

From Plattsburgh, following for a considerable distance the course of the Platte Valley, and on to Lincoln, the Capital of the State of Nebraska, 55 miles, the fare is \$2.75; from Lincoln to Kearney Junction, \$7.05.

Through rates from Chicago to Burlington are, first-class, \$7.25; second-class, \$6.00.

From Chicago to Plattsburgh, Nebraska, on the Missouri river, first-class, \$19.70; second-class, \$15.30.

From Chicago to Lincoln, Nebraska, first-class, \$22.45; second-class, \$18.05.

From Chicago to Kearney Junction, first-class, \$29.50; second-class, \$25.10.



1st Attila # 33-53

2nd Sacking of Rome by Vandals = 455

3 Naval War of Vandals 461-7

4 Odoacer 476

5 Mahomet

